Approval of Settlement Agreement for the Oakland Airport Terminal Modernization Project

City Council Meeting

March 18, 2025

Timeline

- Fall 2023: City Council directed staff to comment on noise, air quality, safety and transportation issues as part of OAK Draft EIR
- October/November 2024: Port of Oakland released Final EIR and City provided comments
- November 21, 2024: the Port certified the FEIR
- December 12, 2024: the Port, City of Alameda, and CLASS entered into a Tolling Agreement and began negotiations
- Feb 4, Feb 18, Mar 4, 2025: City Council Closed Sessions
- March 8, 2025: Port and CLASS approval of the Settlement Agreement
- **March 18, 2025: City Council hearing on Settlement Agreement**
- March 24, 2025: Tolling agreement expires

Key Benefits for Alameda

1. Improved Airport Noise Plan

   New Noise Plan memorializes noise abatement procedures and improves monitoring and reporting

2. Avoid Increasing North Field Flights

   Provides continuous flow of aircraft on Taxiway Bravo, potentially avoiding more departures over Bay Farm Island

3. Cleaner and Quieter Jets

   Port will work with cargo carriers and airlines to use sustainable jet fuel and quieter aircraft

4. Noise Attenuation During Construction

   Enhanced noise attenuation and avoid construction on weekends and holidays

5. Clean Air Vehicles

   Clean air (Tier 4) construction vehicles and zero emission vehicles

Key Benefits for Alameda

6. **Air Quality Monitoring and Reporting**

   OAK will add air quality monitors and provide reporting

7. **Traffic Management**

   TDM Plan will include a new road to the Economy Parking to divert traffic away from Alameda

8. **Sustainable Building Design**

   Environmentally sustainable LEED or Envision-rated, green airport terminal facilities

9. **Increase Community Engagement, Transparency and Accountability**

   Outreach to stakeholders, schools, Harbor Bay HOA, City Council; before construction and major airport events

10. **Advocacy with FAA and San Francisco Airport (SFO)** *Port agrees to attend SFO Roundtable meetings and support Alameda participation and advocacy with the FAA*

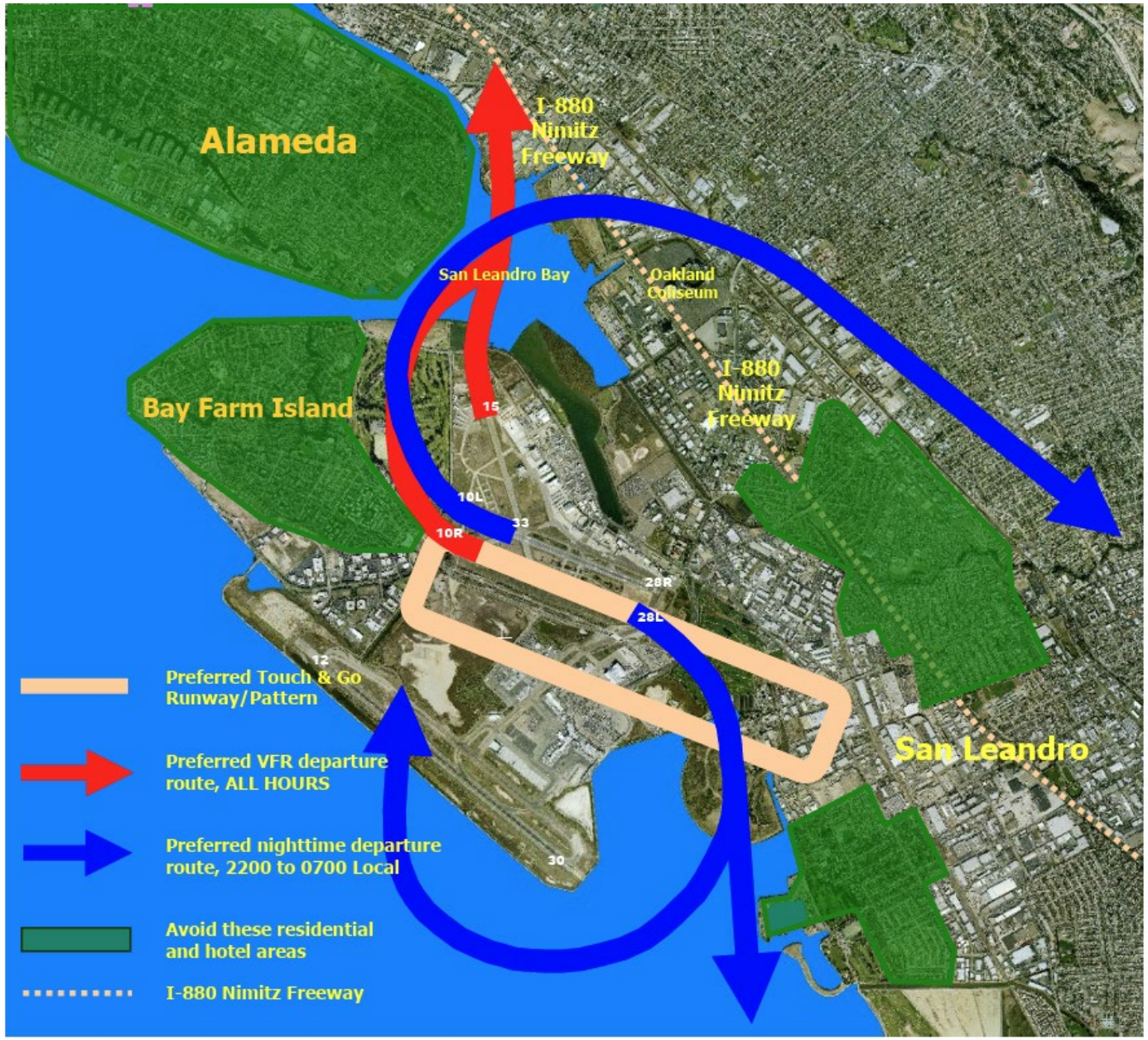
Recommendation

Port of Oakland and CLASS have both signed the Settlement Agreement (Exhibit 1)

Staff recommends the City Council approve the Settlement Agreement and authorize the City Manager to sign

Port Proposal to Address Cut-Through Traffic
February 14, 2025
No Access to Ron Cowan Parkway
New Airport Economy Parking Lot
Ron Cowan Pkwy
New Road to Parking Lot
Proposed Entrance to Parking Lot
Wetlands Area
Oakland International Airport
Air Cargo Way
Ron Cowan Pkwy
FedEx Express

North Field:
General Aviation; Corporate Jets
Bay Farm Residential
HB Business Park
Oakland International Airport
Taxiway Bravo
South Field:
Commercial Airlines
Oakland Fire Station No. 22
Ron Cowan Pkwy
Maitland Dr
Airport Dr
Google



Noise Abatement Procedures

- General Aviation: Avoid Residential areas and fly over I-880
- Nighttime Departures 10pm to 7am: Avoid Residential areas
- FAA Traffic Control Tower may override
- Pilots who don’t use OAK may not follow the procedures
- Port is tasked to work in Good Faith to achieve “compliance”